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221, 2770 3 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
31629

MLS ID:
A2246662

\$2,500



👤 **DEVANG JOSHI**

📞 (403) 401-9060

🏢 RE/MAX Real Estate (Mountain View)

📞 403-247-5178

📍 221, 2770 3 Avenue NE, Calgary , Alberta T2A 2L5

Transaction Type	Title	Days On Market
For Lease	Fee Simple	165
Lease Amount	Lease Frequency	Zoning
2500.00	Monthly	I-G
Subdivision	Year Built	Structure Type
Meridian	2006	Office
Property Type	Property Sub Type	Legal Plan
Commercial	Office	0712878
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
1171.00	108.79	Office Furniture Negotiable
Restrictions	Reports	
Condo/Strata Approval	None	

Well-finished and efficiently laid out second-floor office condo available for lease in Calgary's sought-after Franklin Industrial Park. Offering 1,171 sq. ft. of bright and professional space, this unit includes a welcoming reception/waiting area, four spacious offices (three with windows), a galley kitchen, an in-suite washroom with shower, and a storage room. Located in a modern and attractive complex with excellent access to Memorial Drive, Barlow Trail, Deerfoot Trail, and the TransCanada Highway—just 10 minutes from downtown and the airport. Ideal for a variety of professional uses, this unit is in excellent condition and ready for immediate occupancy. Offered at \$2,500/month gross rent, including all operating costs and property taxes. Office furniture is negotiable, and the owner is open to both long-term and short-term lease arrangements. Don't miss this exceptional opportunity in a high-demand location—book your showing today!

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